

Bishop Woods

First Time on Market!



14-43 Acre Properties

- New Survey
- Huge Hardwoods and Pines
- Incredible Acreage Home Sites
 - Creek and Pond sites
 - Quiet in the Country

Upson County, Ga

404-313-1188



404-313-1188

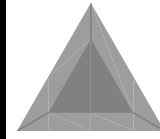
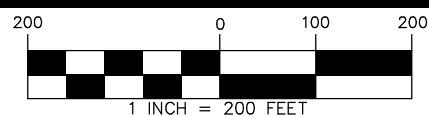


404-313-1188





MATTHEW S. JOHNSON, P.L.S.
GEORGIA REGISTRATION NO. 2868
261 COUNTY LINE ROAD
DOLETHORPE, GA 31068
(229) 942-5923



TRINITY LAND SURVEYING
BOUNDARY · SUBDIVISION · ALTA · ACSM · TOPOGRAPHIC

SUBDIVISION SURVEY OF
BISHOP WOODS SUBDIVISION
PROPERTY OF
LISA A. ALDRIDGE
LOCATED IN LAND LOTS 169, 170 & 171
10th LAND DISTRICT
UPSON COUNTY, GEORGIA
MAY 15, 2017

This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plat is true and correct as to the property lines and all improvements shown hereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plat were obtained by using TOPCON HIPER 1/2" base and cover GPS receivers, in combination with a TOPCON GS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02" horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plat was calculated for closure and is found to have a minimum plat closure of one foot in [CLOSURE] feet. The field survey was completed on [DATE].

SURVEYOR'S CERTIFICATION (I)
JURISDICTIONAL APPROVAL

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. The following governmental bodies have approved this map, plat, or plan for filing:

SEE CERTIFICATE OF APPROVAL BELOW

This survey and certification given hereon is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

MATTHEW S. JOHNSON GA RLS #2868

CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE UPSON COUNTY COMMISSION AND/OR ITS DESIGNEE, THE UPSON COUNTY ADMINISTRATOR AND IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF UPSON COUNTY, GEORGIA AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF UPSON COUNTY, GEORGIA.

THIS ___th DAY OF _____, 20___

UPSON COUNTY ZONING ADMINISTRATOR

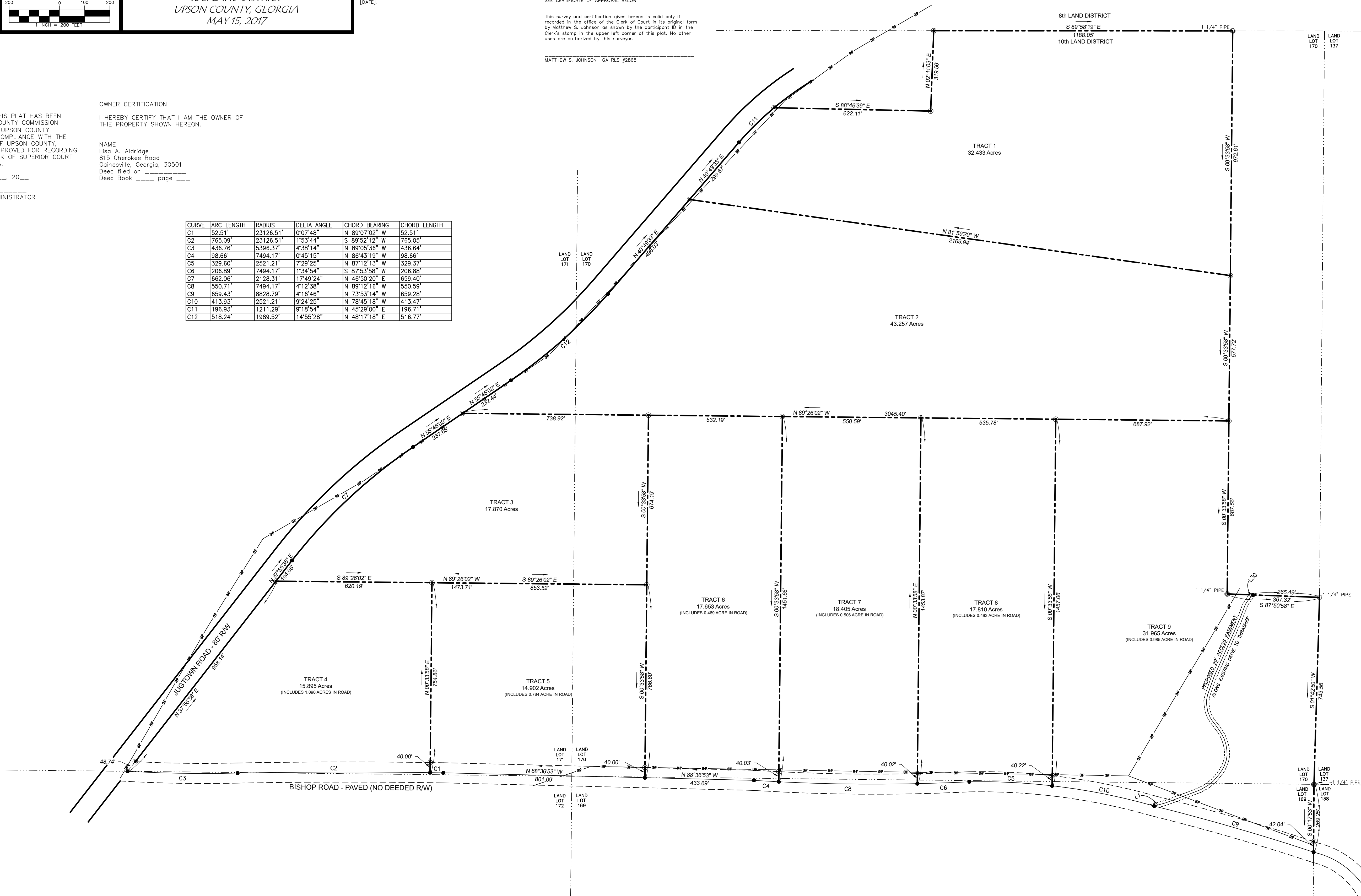
OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON.

NAME

Lisa A. Aldridge
815 Cherokee Road
Gainesville, Georgia, 30501
Deed filed on _____
Deed Book _____ page ____

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	52.51'	23126.51'	0°07'48"	N 89°07'02" W	52.51'
C2	765.09'	23126.51'	1°53'44"	S 89°52'12" W	765.05'
C3	436.76'	5396.37'	4°38'14"	N 89°05'36" W	436.64'
C4	98.66'	7494.17'	0°45'15"	N 86°43'19" W	98.66'
C5	329.60'	2521.21'	7°29'25"	N 87°12'13" W	329.37'
C6	206.89'	7494.17'	1°34'54"	S 87°53'58" W	206.88'
C7	662.06'	2128.31'	17°49'24"	N 46°50'20" E	659.40'
C8	550.71'	7494.17'	4°12'38"	N 89°12'16" W	550.59'
C9	659.43'	8828.79'	4°16'46"	N 73°53'14" W	659.28'
C10	413.93'	2521.21'	9°24'25"	N 78°45'18" W	413.47'
C11	196.93'	1211.29'	9°18'54"	N 45°29'00" E	196.71'
C12	516.24'	1989.52'	14°55'28"	N 48°17'18" E	516.77'



CENTER OF 20' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L1	N 74°07'06" E	49.54'
L2	N 69°26'05" E	50.09'
L3	N 69°46'29" E	49.44'
L4	N 68°35'27" E	46.83'
L5	N 59°54'02" E	33.11'
L6	N 51°13'39" E	28.94'
L7	N 40°28'22" E	34.41'
L8	N 34°45'45" E	19.89'
L9	N 27°22'26" E	20.43'
L10	N 20°08'07" E	20.67'
L11	N 10°02'15" E	20.48'
L12	N 01°21'24" W	20.43'
L13	N 09°08'21" W	23.75'
L14	N 17°52'52" W	25.35'
L15	N 26°36'19" W	17.49'
L16	N 32°17'55" W	19.40'
L17	N 35°11'25" W	25.01'
L18	N 38°10'35" W	20.86'
L19	N 33°02'34" W	17.15'
L20	N 21°43'05" W	26.61'
L21	N 10°07'06" W	24.33'
L22	N 03°58'20" W	17.70'
L23	N 11°32'37" E	25.46'
L24	N 19°29'48" E	75.37'
L25	N 24°11'31" E	94.49'
L26	N 24°03'16" E	119.58'
L27	N 22°36'26" E	48.62'
L28	N 21°10'38" E	51.86'
L29	N 34°15'44" E	27.51'
L30	N 43°28'19" E	19.75'

PLAT PREPARED	MAY 17, 2017
REVISIONS	

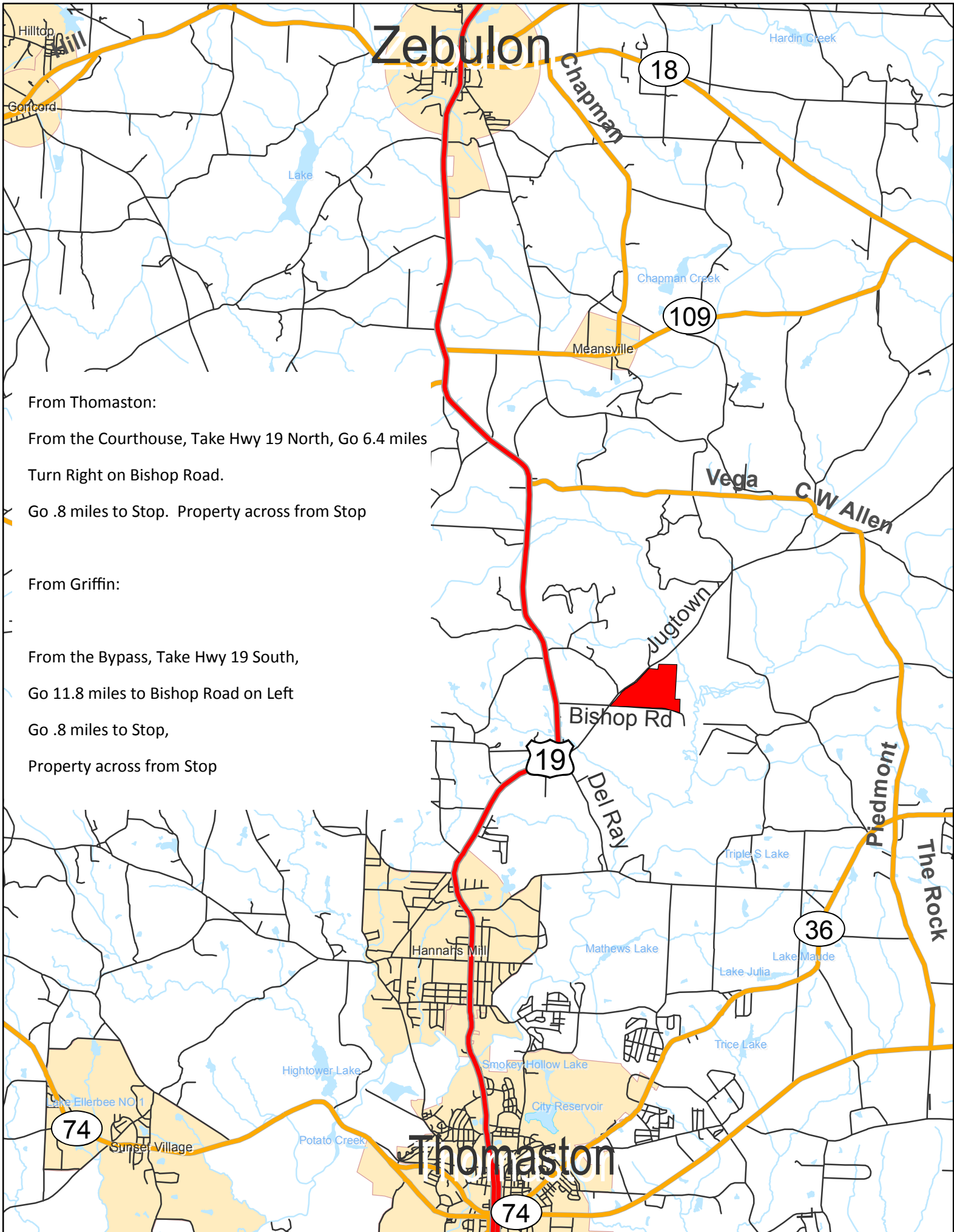
THE PROPERTY SHOWN HEREON IS ZONED A-R

SETBACKS:
FRONT 35'
SIDE 30'
REAR 35'
CORNER LOTS STREET SETBACK 35'

TOTAL AREA TO BE SUBDIVIDED IS 81.896 ACRES.

LEGEND

- 1/2" REBAR SET
- x — FENCE
- IRON PIN FOUND
- CONCRETE MONUMENT



From Thomaston:

From the Courthouse, Take Hwy 19 North, Go 6.4 miles

Turn Right on Bishop Road.

Go .8 miles to Stop. Property across from Stop

From Griffin:

From the Bypass, Take Hwy 19 South,

Go 11.8 miles to Bishop Road on Left

Go .8 miles to Stop,

Property across from Stop